COMM INTERS OF W R/W OF 40 FT CI
& S R/W OF BAYA AVE RUN SW ALONG
FOR POB, SE 304.49 FT, SW 230.68

ADJO HOLDINGS LLC
43 1ST STREET
WINTER GARDEN, FL 34787

2026

31-3S-17-05942-000

BUILDING CHARACTERISTICS

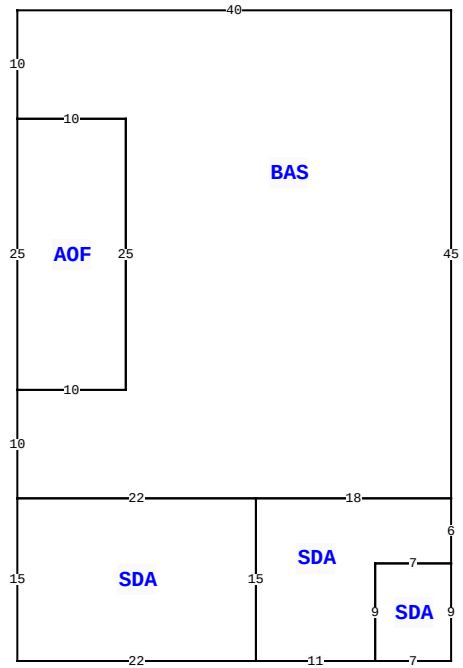
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	250	150		375	3,897
BAS	1,550	100		1,550	16,105
SDA	63	185		117	1,216
SDA	207	185		383	3,980
SDA	330	185		610	6,338
TOTALS	2,400			3,035	31,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	3,035	56.1600	20.78	63,067	1954	1985	0	0	0	50.00	50.00

1 WAREH STOR 0% - 2024 Heated Area: 2400 HX Base Yr



1170 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	31,534
TOTAL MARKET OB/XF VALUE	107,178
TOTAL LAND VALUE - MARKET	225,902
TOTAL MARKET VALUE	364,614
SOH/AGL Deduction	0
ASSESSED VALUE	364,614
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,614
TOTAL JUST VALUE	364,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1459	4/17/2023	WD	U	I	12	275,000
GRANTOR: PRIMERA LENDING SERVI						
GRANTEE: ADJO HOLDINGS LLC						
1458/602	2/01/2022	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRIMERA LENDING SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S10 AOF= S25 E10 N25 W10$ E10 S25 W10 S10 SDA= S15 E22 N15 W22$ E22 SDA= S15 E11 SDA= E7 N9 W7 S9$ N9 E7 N6 W18$ E18 N45$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0211	GAS TANK	0	0	0	0	5.00	UT	10,000.00	10,000.00	100	0	0	3	100	50,000	
3	0211	GAS TANK	0	0	0	0	2.00	UT	15,000.00	15,000.00	100	0	0	3	100	30,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,000	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,500	
6	0260	PAVEMENT-A	0	0	0	0	12,150.00	UT	1.85	1.85	100	1993	1993	3	100	22,478	

LAND DESCRIPTION

TOTAL OB/XF 107,178

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4800	C	WAREHOUSE	0		00	0.00	0.00	12,000.00	SF		1.00	1.00	1.00	8.50	8.50	102,000							
2	4800	C	WAREHOUSE	0		00	0.00	0.00	49,561.00	SF		1.00	1.00	1.00	2.50	2.50	123,902							

REVIEW DATE 06/26/2023 BY ME Total Acres: 1.41 Total Land Value: 225,902 Market: 0 Agricultural: 0 Common: 225,902 PRINTED 10/02/2025 BY SYS